

LAC LA NONNE

MANAGEMENT PLAN ALTERNATIVES

Edmonton Regional Planning
Commission

November, 1981



P R E F A C E

The Lac La Nonne Management Plan Alternatives are based upon detailed analyses and interpretations of information, as well as municipal council and public review. The purpose of this document is to present alternative final plans for additional review and input by the municipal councils and the public at large. Upon completion of this review process, a final area structure plan for Lac La Nonne will be formulated. It is anticipated that the plan alternatives will become the basic components of a final area structure plan that is adopted for Lac La Nonne and its surrounding shoreland.



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I INTRODUCTION

Lac La Nonne is situated in the Province of Alberta, approximately 96 kilometres northwest of the City of Edmonton. It is located on the boundary of the Counties of Lac Ste. Anne and Barrhead (see Maps 1 and 2).

The surface area of the lake is 1,226 hectares or 4.7 square miles. Compared to other lakes in the vicinity, Lac La Nonne is a deep lake with a maximum depth of 19.8 metres. Since 1947, when the first resort cottage subdivision was registered, Lac La Nonne has continued to experience subdivision development pressure. Presently, there are a total of 678 subdivided lots and 537 commercial recreation sites within the planning area.

In response to the growing number of subdivision applications, the increased use of the area by cottagers who have winterized their cottages, and the intensified use of the lake by the public at large, the Provincial Government regulated the shoreland of Lac La Nonne. Since August of 1977, development, involving a surface disturbance such as roadways or multi-parcel subdivisions, has been restricted by the Minister of the Environment to allow for the preparation of a Lake Management Plan.

A. BACKGROUND

The preparation of a Lake Management Plan for Lac La Nonne can be summarized in relation to the following major events.

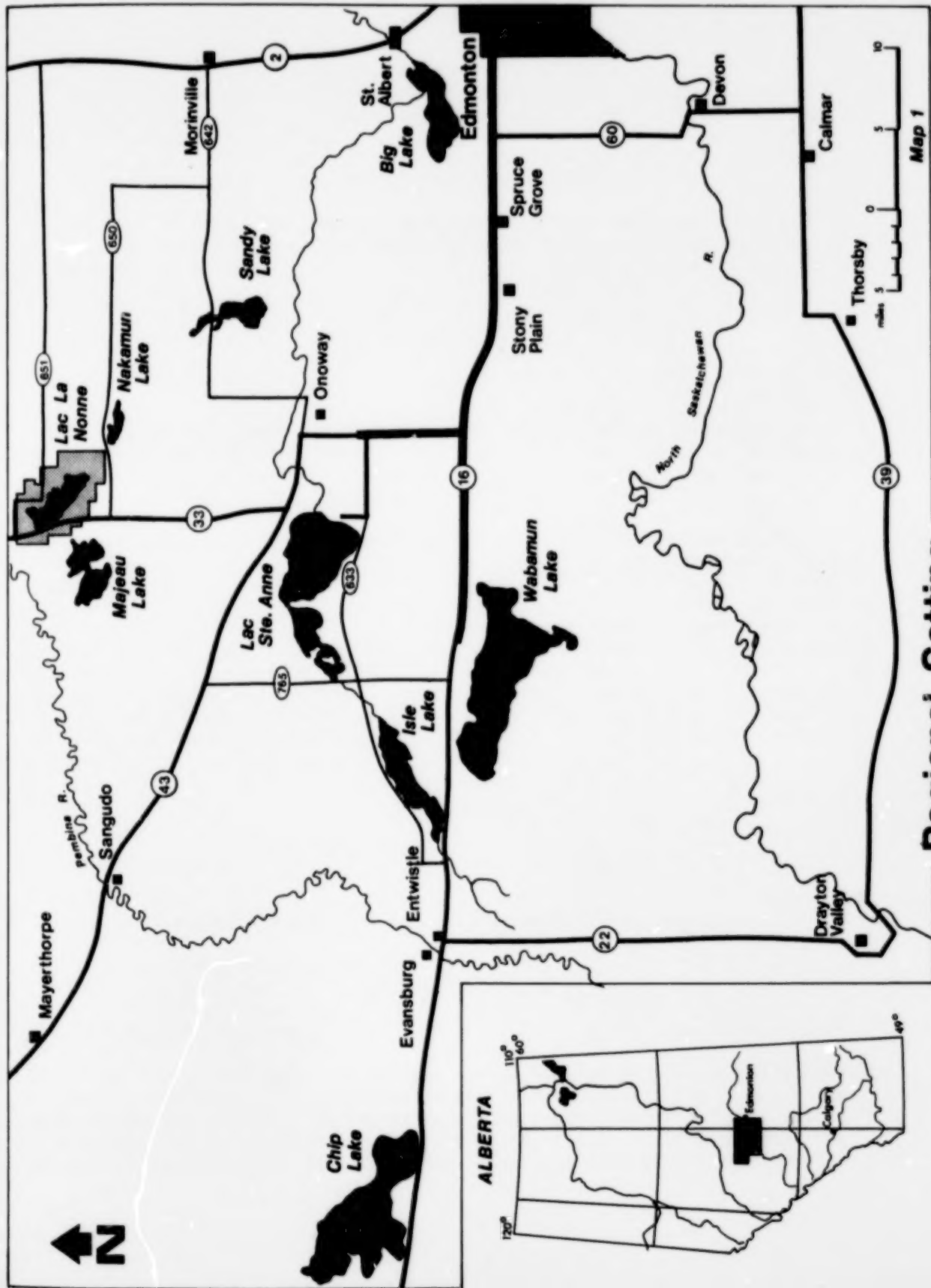
1. Shoreland Regulated by the Province of Alberta

In August of 1977, the Provincial Legislature passed Order in Council No. 850/77. The Order in Council established the Regulated Lake Shoreland Development Operation Regulations pursuant to the Land Surface Conservation and Reclamation Act. Through this Act, the Alberta Government designated the lake shorelands around fifteen Alberta lakes as regulated, pending the completion of a Lake Management Plan and adoption of a Land Use By-law for each regulated lake. Six of the fifteen regulated lakes are located within the Edmonton Regional Planning Commission planning region. Lac La Nonne is one of these lakes. The regulated boundary of Lac La Nonne is shown on Map 2.

2. Alberta Planning Board Guidelines Published and Budget Approved

After the publication of Alberta Planning Board Guidelines for Use In Preparing Lake Shoreland Management Plans (June 1978) and the Board's approval of a budget to undertake the preparation of lake management plans (January 1979), the Edmonton Regional Planning Commission





Regional Setting



officially began the Lake Management Plan Project. The Lac La Nonne Management Plan Project began in the spring of 1980. Alberta Municipal Affairs agreed to assist in the preparation of a Lake Management Plan, since the northern shore of the lake is within the County of Barrhead, which is not part of the Edmonton Regional Planning Commission.

In June of 1980, the Edmonton Regional Planning Commission, Alberta Municipal Affairs, and the Counties of Lac Ste. Anne and Barrhead initiated the program.

B. THE PLANNING PROCESS

The following flow chart outlines the basic steps involved in the Lac La Nonne Management Planning Process (see Figure 1). The process is designed to provide opportunities for public participation and review before major decisions are made by the two municipalities.

The first major step in the planning process was the preparation of the initial report: Lac La Nonne, Background Information and Management Issues. The report was reviewed by the two municipal councils and then distributed to all affected landowners. Two public information exchange meetings were held during the fall of 1980. At these meetings the public identified issues, concerns and problems; outlined the positive aspects or virtues of the area; and, assisted in refining the management issues that should be addressed in a final plan. This report, The Lac La Nonne Plan Alternatives, has evolved from a more detailed analysis and interpretation of information, and from the overall guidance provided by these initial public and council meetings.

C. REPORT COMPONENTS

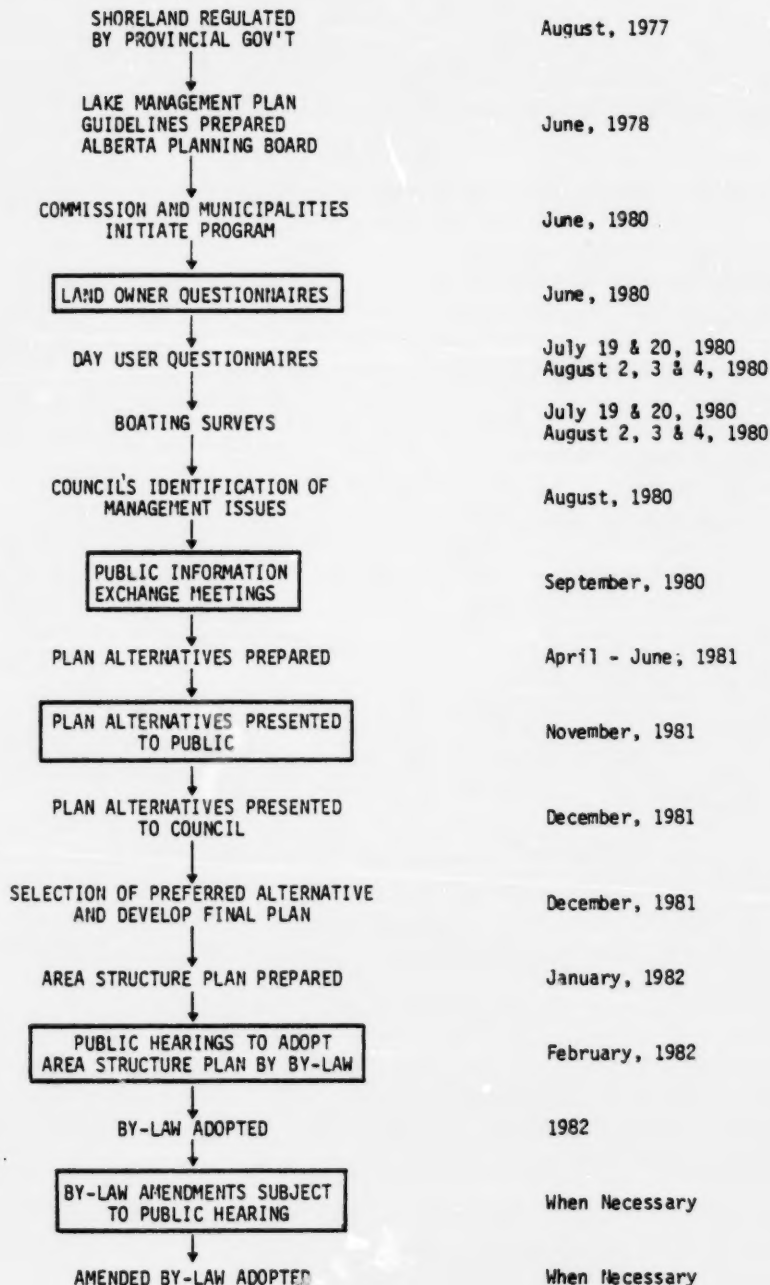
This report is divided into four major components. They are:

1. Goals and Objectives;
2. Lake and Land Use and Development Policies;
3. Land Classifications; and
4. Land Allocations.

The first three components are designed to be applied to all plan alternatives. The plan alternatives are described in the last section of the report - the land allocation section. This portion of the report contains five possible final plans for Lac La Nonne and its shoreland. It is anticipated that one of these five plans will form the basis of a final area structure plan. To



FIGURE 1: LAC LA NONNE MANAGEMENT PLANNING PROCESS



☐ = Public Review

obtain a complete understanding of the five alternative plans presented, cross reference should be made to the preceding sections of the report. If more background information is required, reference should be made to Appendix A.

II GOALS AND OBJECTIVES (applicable to all plan alternatives)

Goals and objectives provide the basic framework for the plan alternatives. They are based upon an initial assessment of the biophysical and socio-economic factors, Municipal Council review and guidance and general public input. It is anticipated that the majority of these goals and objectives will be officially endorsed by the Municipal Councils at the time of area structure plan adoption. It is important to remember that while goals and objectives are desirable, it may not be possible to fully achieve all of them in the final area structure plan. All goals and objectives will be addressed, but the degree to which they can be achieved is dependent upon the type of area structure plan that evolves from the planning process. Obviously, the needs and expectations of everyone with an interest in the lake cannot be completely satisfied. Therefore, the following goals and objectives attempt to address as many areas of concern as possible. The plan alternatives will bring forth the importance of placing emphasis on different goals and objectives.

1. Management Goals

- a) The role of Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional population. This role should be maintained and, if possible, improved by the preparation of a lake management plan.
- b) To maintain and, if possible, improve the quality of the natural environment.
- c) To maintain and, if possible, improve the quality of the social environment, especially in relation to the area's rural character and its recreational experience.
- d) To establish a development capacity for the lake and its shoreland and to ensure that future development in the planning area will not result in use levels beyond this development capacity.
- e) To develop a lake management plan that will provide guidance to the local municipalities responsible for its implementation.

In order to make these general goals more specific and definable, the following objectives were formulated. These objectives are:

2. Management Objectives

- a) To encourage the development of areas suitable for public recreation use and to maximize public access.
- b) To avoid future development in areas with severe soil or other environmental limitations, and to direct development to lakeshore areas with moderate or slight limitations for future recreational or residential development.
- c) To ensure that new development does not cause further deterioration in lake water quality.
- d) To minimize the cost of servicing existing and future development.
- e) To ensure that future development is carried out in harmony with the existing land use pattern, and cultural and historical resources.
- f) To conserve valuable farmland.

The above goals and objectives are aimed at maintaining, protecting and improving the quality of Lac La Nonne and its shoreland for the benefit of future generations. They are the underlying principles followed in developing plan alternatives.

III LAKE AND LAND USE, AND DEVELOPMENT POLICIES (applicable to all plan alternatives)

A. LAKE USE POLICIES

1. Lake Surface Management Policies

It is recognized that the surface of Lac La Nonne is used by fishermen, water skiers, leisure boaters and swimmers during the summer season and fishermen, snowmobilers, cross country skiers, and skaters during the winter season. In order to prevent congestion and conflict of these different uses, it is recommended:

- a) that a public boat launch be established on the western shores of Lac La Nonne to relieve present congestion on the eastern portion of the lake and shoreland;
- b) that in known fishing areas, a boat speed limit be enforced or established;
- c) that swimming areas be adequately demarcated by buoys and/or signs prohibiting boating;
- d) that winter fishermen clearly mark the location of holes in the ice; and,
- e) that littering of the ice surface be discouraged by the enforcement of existing legislation.

2. Existing and Proposed Boating Restriction Recommendations

At the present time, the surface of Lac La Nonne is classified by the Small Vessels Regulations of the Canada Shipping Act, as having an All Vessels Prohibited Zone and an 8 M.P.H. (12 kmph) speed zone. These areas are not clearly posted at Lac La Nonne. In order to upgrade the existing regulations and to ensure that boating restrictions are adequately posted at Lac La Nonne, it is recommended:

- a) that an 8 MPH (12 kmph) speed zone be posted at all boat launches used by the general public;
- b) that 8 MPH (12 kmph) speed zones be established in known fishing areas as outlined on map 2; and
- c) that "All Vessels Prohibited" zones be established at swimming areas used by the public at large.

Map 2 outlines the boating restriction recommendations that are applicable to all plan alternatives. Enforcement of these recommendations is the responsibility of the R.C.M.P.

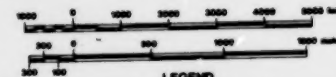
3. Proposed Weed Management Program

Aquatic vegetation is recognized as an essential element for fish habitat. However, it is also recognized that an overabundance of decaying vegetation depletes the oxygen supply in the lake. In addition, overabundant weeds spoil the recreational uses of the lake. In order to improve the recreational use potential of Lac La Nonne and still allow sufficient fish habitat, it is recommended:

- a) that the County of Barrhead consider purchasing a weed cutter of similar design to the two weed cutters currently owned by the County of Lac Ste. Anne, or a weed rooter that is designed to pull weeds out by the roots;
- b) that a weed cutting or removal program be initiated by the two municipalities and local landowners so that weeds will be cut twice a year (at the end of June and July);
- c) that the weed cutting program include harvesting and transporting weeds a sufficient distance from the shore so that nutrients are not transported back to the lake; and,
- d) that weed removal only be undertaken in specific areas at the lake.

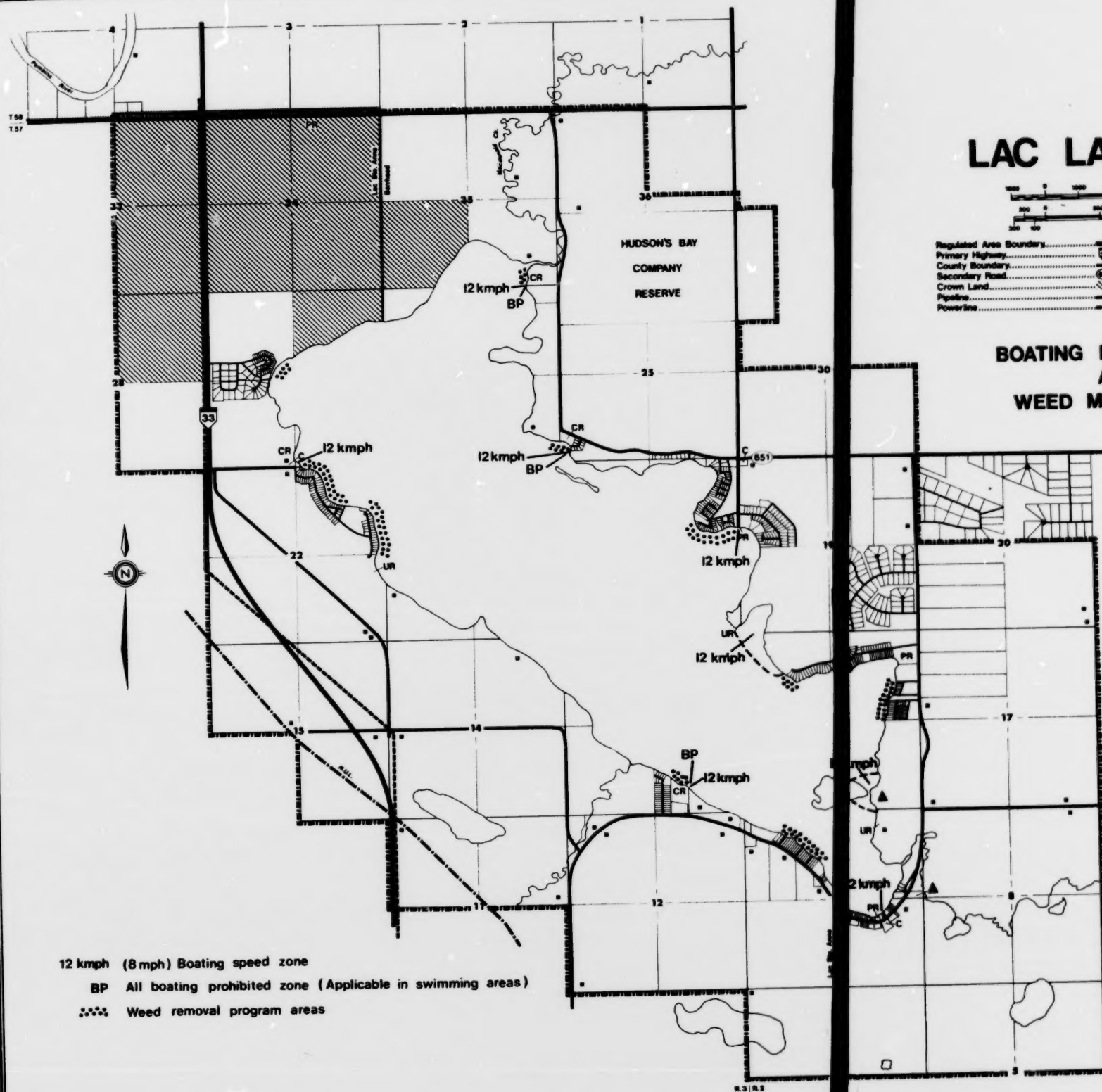
Map 2 outlines the areas where the weed management program should be applied. This program is applicable to all plan alternatives.

LAC LA NONNE



LEGEND	
Regulated Area Boundary.....	Commercial.....C
Primary Highway.....	Institutional.....PR
County Boundary.....	Public Recreational.....PR
Secondary Road.....	Farmstead.....S
Crown Land.....	Muskeg Grounds.....M
Pipeline.....	Commercial Recreational.....CR
Powerline.....	Unsubdivided Residential.....UR

BOATING RESTRICTIONS AND WEED MANAGEMENT



12 kmph (8 mph) Boating speed zone

BP All boating prohibited zone (Applicable in swimming areas)

..... Weed removal program areas

Map 2

4. Proposed Lake Water Quality Analysis Program

Lake water quality is very poor. Alberta Environment are currently involved in undertaking a supplementary study of lake water quality by sampling nutrient input within the watershed. In order to gain a complete picture of the reasons for the poor lake water quality, and to ensure public safety, it is recommended:

- a) that Alberta Environment be encouraged to continue their investigations into the reasons for poor lake water quality at Lac La Nonne;
- b) that the possibility of continued water quality monitoring be investigated by developing a joint program between local residents and Alberta Environment (local residents could provide the samples necessary for laboratory analysis in the off season); and,
- c) that, on a yearly basis, the Sturgeon and Stony Plain - Lac Ste. Anne Health units sample the lake water quality at public and private swimming areas, to ensure that health hazards are avoided.

B. LAND USE POLICIES

1. Land Use Practices to Improve Lake Water Quality

Existing land uses adjacent to Lac La Nonne appear to have a significant influence on lake water quality. In an attempt to improve lake water quality, it is recommended:

- a) that intensification of agricultural operations in the watershed be discouraged, especially those that involve establishing high intensity confinement of cattle, hogs, mink, poultry or waterfowl;
- b) that all existing intensive agricultural operations have a valid Certificate of Compliance issued by Alberta Agriculture;
- c) that all future intensive agricultural operations be designed in such a manner that prohibits waste products from entering watercourses that drain into the lake; and,
- d) that all resort cottage owners phase out pit privies used for both black and grey water wastes.

2. Road Improvements

Specific roadways in the vicinity of Lac La Nonne have been identified as requiring maintenance. It is recommended:

- a) that the Lac La Nonne ongoing road maintenance program of the Counties of Barrhead and Lac Ste. Anne be maintained to ensure that future problems with pot holes and dust are avoided;
- b) that Alberta Transportation be encouraged to continue support of a regular road maintenance program in the vicinity of the lake; and
- c) that the municipal by-laws be followed when establishing building setbacks from local municipal roadways and secondary roadways.

3. Existing Public Use Areas

General public access to Lac La Nonne is provided by four commercial recreation areas and numerous public reserves that have been created through the subdivision process. At present, there are two public reserves that are frequently used by travelling public. In order to reduce known problems at these reserves, it is recommended:

- a) that signs be posted at the Lac La Nonne subdivision public reserve (located across the road from the Lac La Nonne store), to inform users that day use is permitted, but overnight camping is prohibited;
- b) that maintenance of these areas is largely the users' responsibility as the area is currently maintained on a part time basis; and,
- c) that a formal request be made to the Provincial Government to develop a mini park or day use area at Lac La Nonne.

4. Future Public Use Areas

The role of Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional population. In order to fulfill this role, more public access must be provided. It is recommended:

- a) that the existing Crown lands located on the north western shores of the lake be developed by the Provincial Government for day use, overnight camping and other related recreational pursuits, and
- b) that the Counties of Lac Ste. Anne and Barrhead formally request the Provincial Government to develop public recreation facilities at this location.

Map 2 and the plan alternatives maps outline the areas of Crown land in the Lac La Nonne Planning area.

C. DEVELOPMENT POLICIES

1. Development Capacity

The establishment of a development capacity for Lac La Nonne and its shoreland, and to ensure that future development does not exceed this identified capacity, is one of the primary goals of the management plan. The Lac La Nonne Plan Alternatives are based upon the range of development capacity that has been established for the area. Figure 2 summarizes the range of development capacity available at Lac La Nonne, and also presents a comparison of the five plan alternatives. The final area structure plan that is adopted for Lac La Nonne should not exceed the development capacity outlined on Figure 2.

2. Future Development

The encouragement of public recreation development and maximizing public access are one of the objectives of the management plan. Future plans should make provision for more public area development to satisfy this objective. Plan Alternatives 2, 3 and 5 are three ways in which more public access can be provided at Lac La Nonne. Private residential development is emphasized in Alternative 4. Alternative 1 is a "status quo" plan that prohibits future recreational or residential development. Future development policies will be formulated after an acceptable plan alternative is chosen.



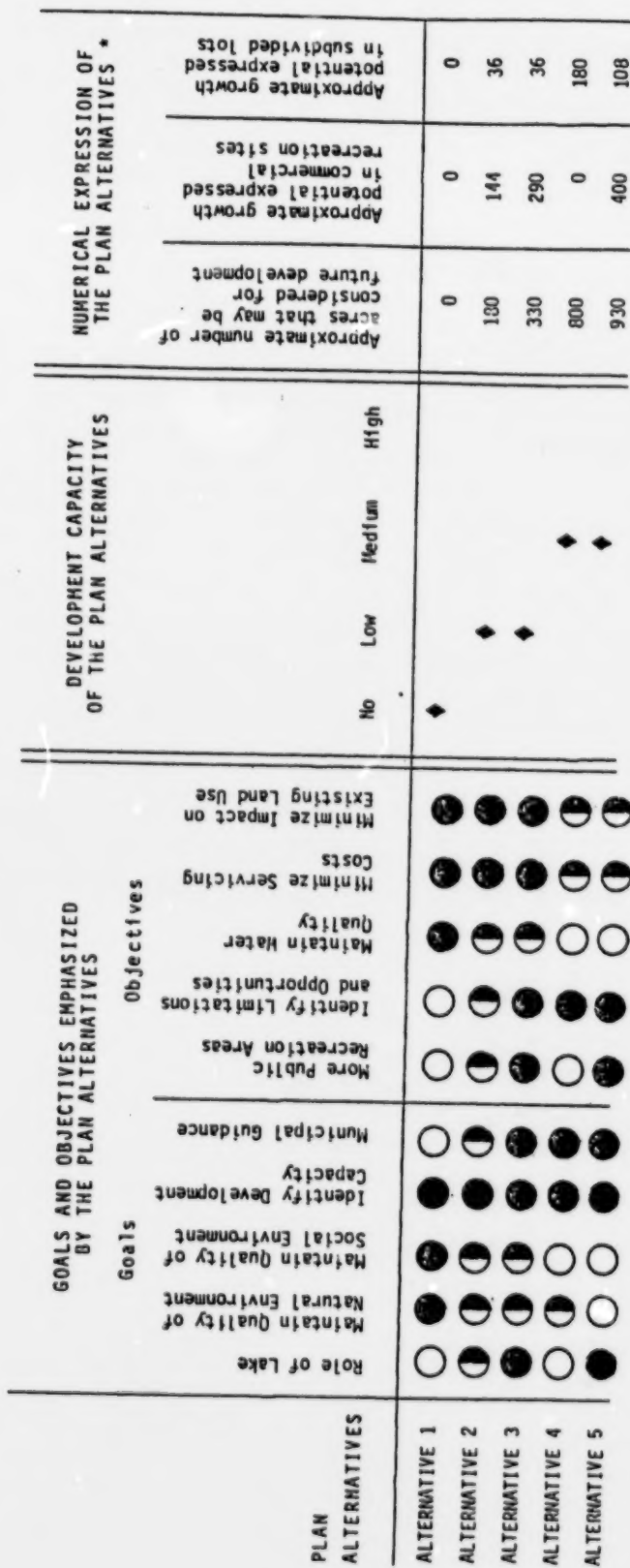
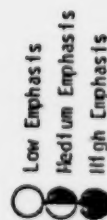


FIGURE 2: LAC LA NONNE'S DEVELOPMENT CAPACITY
AS EXPRESSED BY THE PLAN ALTERNATIVES



* As discussed in Section V of the Management Study, this numerical expression is perhaps an over simplification of the detailed analysis and interpretations of the information used to formulate the plan alternatives. Please refer to the discussion portions of each plan alternative to obtain more insight regarding their formulation and subsequent numerical expression of growth potential.

3. Allocation of Future Development

The following policies have been formulated to guide the allocation of future land use change.

- a) Future residential and intensive recreational developments:
 - i) will be encouraged to locate in areas with moderate to slight limitations on development;
 - ii) will not be permitted in areas of severe development limitations.
- b) All future residential or recreational development will not be permitted in areas identified for Agricultural Land Classification (see plan alternatives maps).
- c) All future residential development will be assessed as permanent residences for the purpose of determining water supply, waste management and construction site requirements.
- d) Residential and recreational development will not be permitted within 305 m (1000 ft) of a nuisance ground, feed lot or intensified farm operations (Subdivision Regulation 132/78 Part 3, Section 12, Planning Act, 1977). Provincial Health Regulations will also be consulted to establish adequate setbacks.
- e) Sewage lagoons, nuisance grounds, feed lots or intensified farm operations that may be constructed in the future will not be permitted within 305 m (1000 ft) of an established residential subdivision or recreational development (same reference as d) above).
- f) Cluster designs for all future residential and intensive recreational development will be encouraged to minimize social and environmental impact.
- g) When a proposed subdivision leaves a portion of a quarter section unsubdivided, the developer shall agree, as a condition of subdivision, to have that remainder allocated to a land use classification acceptable to the affected municipality.
- h) Residential or intensive recreational development densities on individual quarter sections, will be assessed on a site specific basis. The identified development capacity for the planning area, the recreational use impact on the lake surface, the cluster concept and other design factors, will be included to establish individual quarter section densities. One permitted residential lot will be considered equal to four seasonal recreational sites to assist in assessing densities on individual quarter sections.

- i) All future residential or intensive recreational development proposals including condominiums will be subject to the normal referrals and requirements of the subdivision approval agency and the local municipality. This will include detailed soil percolation tests, groundwater pump tests and other specific requests to accurately determine environmental and social impact and feasibility.

4. Reserves

- a) All future residential or intensive recreational development proposals will be required to include an adequate strip of reserve land between the proposal and the lakeshore. This reserve will be a combination of environmental and municipal reserve to provide public access, to define property boundaries, to preserve the aesthetic character of the shoreland, to provide wildlife habitat and to provide environmental protection from hazards such as ice and wave erosion. As a general guideline, this reserve should not exceed 100 feet (30 m) in width.
- b) Areas of extremely severe limitations to development such as sloughs or bogs will be taken as environmental reserve at the time of subdivision.
- c) All backshore development adjacent to an existing lakeshore subdivision, shall be provided with adequate lake access through existing public reserves.

5. Waste Management

- a) All future residential or intensive recreational developments will be required to have on-site sewage disposal or sealed pump-out tanks if on-site sewage conditions are not present. Pit privies will not be approved for future development.
- b) All proposed waste management systems shall be designed to accommodate both grey and black water wastes.
- c) Consultation with the Plumbing Inspection Branch or local health unit must be undertaken before waste disposal systems are designed and installed.
- d) Consultation with the local health units should be periodically maintained to ensure that existing systems are operating properly.
- e) All future residential or intensive recreation developments will be assessed in relation to the capacities of the local nuisance grounds to accommodate additional use.

6. Resubdivision

- a) If a quarter section currently has a subdivision established within its boundaries, the applicant for additional subdivision within that quarter section must provide an area structure plan or redevelopment plan to the affected municipal council. This plan shall contain proposed road locations, locations of municipal and environmental reserves and basic lot design.
- b) Resubdivision will be strictly assessed in relation to social and environmental impacts, and will be subject to the normal referral procedures and requirements of the subdivision approving authority and the affected municipality.

7. Special Development Policy

It is impossible to anticipate all forms of residential or recreational development that may be proposed in the vicinity of Lac La Nonne. Examples of such proposals may be large scale campgrounds or holiday trailer parks, or residential condominiums or motels. In order to allow for an assessment of these types of proposals, within the overall goals and objectives of the area and its established development capacity, the following policies have been developed.

- a) All proposals will be assessed in relation to the planning area development capacity.
- b) Applicants must satisfy the municipality that significant benefits will be provided to the planning area in relation to the goals and objectives that have been established.
- c) All proposals must include detailed statements regarding types and quantities of wastes, methods of waste disposal, and expected use of groundwater and its availability. Waste disposal systems and groundwater evaluations will require approval by Alberta Environment.

8. Municipal Co-operation

- a) The Counties of Barrhead and Lac Ste. Anne shall jointly assess all subdivision or development proposals in the Lac La Nonne planning area. A referral system could be established to allow for joint assessment of proposals.
- b) The Municipal Councillors responsible for the Lac La Nonne area should agree to meet with the Lac La Nonne residents on an annual basis to discuss local matters.

IV LAND CLASSIFICATION (applicable to all plan alternatives)

The Lac La Nonne Plan Alternatives recommend five basic land classifications. These classifications are: Agricultural Conservation, Rural Conservation, Residential/Recreation, Commercial Recreation and Institutional. These land classifications are described below. Cross reference to these land classifications should be made when assessing the plan alternative land allocations of Section V.

A. Agricultural Conservation - AC

Purpose:

- to identify and conserve prime agricultural areas for future agricultural production
- to minimize conflicts between agricultural and non-agricultural uses
- to place these areas in a land use class which identifies that agricultural capability and conserves the parcels for future agricultural production

Uses Allowed: (subject to municipal land use by-law)

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
- agricultural product storage and service facilities which relate to the individual farm unit
- transportation, communication, public utilities and small scale, 16.2 hectares or less (40 acres) resource extracting activities and subsequent reclamation measures
- miscellaneous uses associated with agriculture

Uses Which may be Allowed: (subject to site specific evaluation and municipal land use by-law)

- generally, no intensive agricultural activities or expansion of existing intensive activities will be permitted within the Lac La Nonne planning area. If the proposed intensive agricultural activity can be shown to cause no increase in traffic, odour, noise or pollution which would adversely affect the lake or lakeshore environment or the existing development, the Municipal Council may consider such activities as a discretionary use within the planning area. Existing provincial and regional policies regarding intensive agricultural activities will pertain to such a proposal.

Other Provisions:

- separation of one residential site per quarter section, not previously subdivided will be allowed; this subdivision should contain only land necessary for a residential site and should not exceed 1.2 hectares (3 acres) in size or the area necessary to include farmstead buildings and shelter belts
- subdivision of parcels isolated from the remainder of the quarter section by natural or man-made features may be permitted, with the remainder of the quarter section considered unsubdivided

B. Rural Conservation - RC

Purpose:

- to identify areas of marginal agricultural land with severe or extremely severe limitations to development which are unsuitable for any additional residential or recreational development
- to minimize the effect of natural hazards such as high groundwater, flooding and organic soils on human uses and activities
- to place these areas in a land use class which identifies that lack of development potential

Uses Allowed: (subject to municipal land use by-law)

- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
- agricultural product storage and service facilities which relate to the individual farm unit
- transportation, communication, public utilities and small scale, (16.2 hectares or less) resource extraction activities and subsequent reclamation measures
- miscellaneous uses associated with agriculture

Other Provisions:

- one residential site per quarter section not previously subdivided; this subdivision should contain only land necessary for a residential site and should not exceed 1.21 hectares (3 acres) or the area necessary to include farmstead buildings and shelter belts
- subdivision of parcels isolated from the main quarter section by natural or man-made features will be permitted, with the remainder of the quarter section considered unsubdivided

C. Residential Recreation - RR

Purpose:

- to identify areas of marginally productive agricultural land which has substantial areas without severe limitations to development, and has a high recreational or scenic value with good capability for future residential or recreational development
- to identify areas of existing residential or recreational development
- to place these areas of existing or potential development into a land use class which identifies those characteristics

Uses and Densities Allowed: (subject to municipal land use by-laws)

- existing residential, recreational and other rural non-farm uses
- a subdivision creating lots a minimum of 1 acre in size with the maximum size to be determined on a site specific basis consistent with existing municipal by-laws and goals and policies
- for future residential subdivision and development, a range of 24 to 36 lots per quarter section will be used as a guideline to determine quarter section densities
- a recreation development representing a level of use equivalent to a permanent residential subdivision (1 residential lot = 4 recreation vehicle sites or campground sites = 1168 user days)
- proposed recreation developments will be assessed as to their general suitability to the proposed location, with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake or shoreland
- construction of roads, buildings or improvements associated with any proposed residential or recreational development will only be permitted in areas with no severe limitations for such development
- general (extensive) agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals
- agricultural product storage and service facilities which relate to the individual farm unit
- forestry, transportation, communication, public utilities and small scale (16.2 hectares (40 acres) or less), resource extraction activities and subsequent reclamation measures
- miscellaneous uses associated with agriculture

D. Commercial Recreation - CR

Purpose:

- to identify lakeshore areas of high scenic value, with slight to moderate limitations for recreational use, suitable for commercial recreational development
- to ensure a portion of the developable lakeshore of Lac La Nonne is dedicated to land uses which provide recreational opportunities to the general public
- to place these areas of existing and potential development in a land use classification which identifies that capability and reserves future lands for commercial recreation purposes

Uses Allowed: (subject to municipal land use by-law)

- commercial recreation uses which offer recreation opportunities to the general public
- construction of buildings, roads and improvements to facilitate the operation of commercial recreation uses
- development of a residential site in conjunction with the operation of the commercial recreation facility

Other Provisions:

- proposed commercial recreation developments will be assessed by the municipality according to the capability of the site, the appropriateness of the use to the particular location and the potential impact of the proposed use on other existing land uses in the area
- development approval will require evidence that the construction and operation of the proposed development will not contribute to a deterioration in the environmental quality of the lake or shoreland environment

E. Institutional - I

Purpose:

- to identify areas with existing institutional uses
- to place these areas in a land use classification which identifies that existing institutional development

Uses Allowed: (subject to municipal land use by-law)

- institutional development and associated uses including church and secular camp halls, camping and hiking areas and associated facilities

Other Provisions:

- any expansion, extension, or redevelopment of existing use or uses or any development of new uses, other than those defined, which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil, shall require a development permit
- the municipality will assess any changes to existing uses requiring a development permit as to their general suitability to the proposed location and approval may require evidence that the construction and operation of the proposed development will not contribute to a reduction in the environmental quality of the lake shoreland

V. MANAGEMENT PLAN ALTERNATIVES - LAND ALLOCATIONS

The following management plan alternatives have been proposed as a basis for formulating a final area structure plan for Lac La Nonne. Each alternative is described in terms of its management philosophy, allocation of land use areas and overall impact on the natural and social environments.

A. ALTERNATIVE ONE (Map 3)

Philosophy - To prohibit future residential and recreational development at Lac La Nonne to ensure that identified environmental and social problems are avoided.

Description of Alternative

1. Existing resort cottage, country residential and small acreage subdivisions have been designated Residential Recreation in order to identify existing use.
2. Crown lands have been designated as Rural Conservation to encourage the maintenance of the natural environment.
3. All agricultural lands have been designated Agricultural Conservation. One or more of the following criteria have been used to designate agricultural areas:
 - a) the parcel contains an active farmstead;
 - b) a portion of the parcel has a farmland assessment rating of 28% or greater;
 - c) a portion of the parcel has a CLI soil capability rating of Class 2 or 3;
 - d) a portion of the parcel is cleared and actively used for agricultural activity.
4. Lands that are not designated Agricultural Conservation have been designated Rural Conservation. This designation indicates that the land has low agricultural capability and should be maintained in its natural state. These areas of forest cover and land in its natural state, provide wildlife habitat and protect the lake by preventing excessive surface run-off.
5. Existing Commercial Recreation areas will be designated Commercial Recreation to recognize existing development.
6. Existing Institutional areas will be designated Institutional to recognize existing development.

Evaluation

- Advantages:
1. Prohibiting future residential or recreational development ensures that no further deterioration in the natural and social environments will occur.
 2. The analysis and interpretations of information relating to lake water quality, public perceptions of problems, existing subdivisions and development, long term plans and boating activity all indicate a none to low development capacity. This alternative supports these analyses by recommending no further development at the lake.
 3. The maximum amount of farmland is conserved by this alternative.
 4. The maximum number of options for future land use change are allowed by keeping land allocation on a general level.

- Disadvantages:
1. Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional populace. By prohibiting future development, use of the lake is maintained at this present level which does not fulfill this role. Future generations of users cannot be accommodated if no further development is allowed. The immediate demand for recreation development is not met by this alternative.
 2. The majority of the information in the Management Study indicates that Lac La Nonne has some capacity for future development. By prohibiting future development, the development potential which exists at the lake would not be realized.
 3. There is less certainty of future land use change potential since the allocations are not definitive, and guidance for the municipality is not provided by general land allocations.

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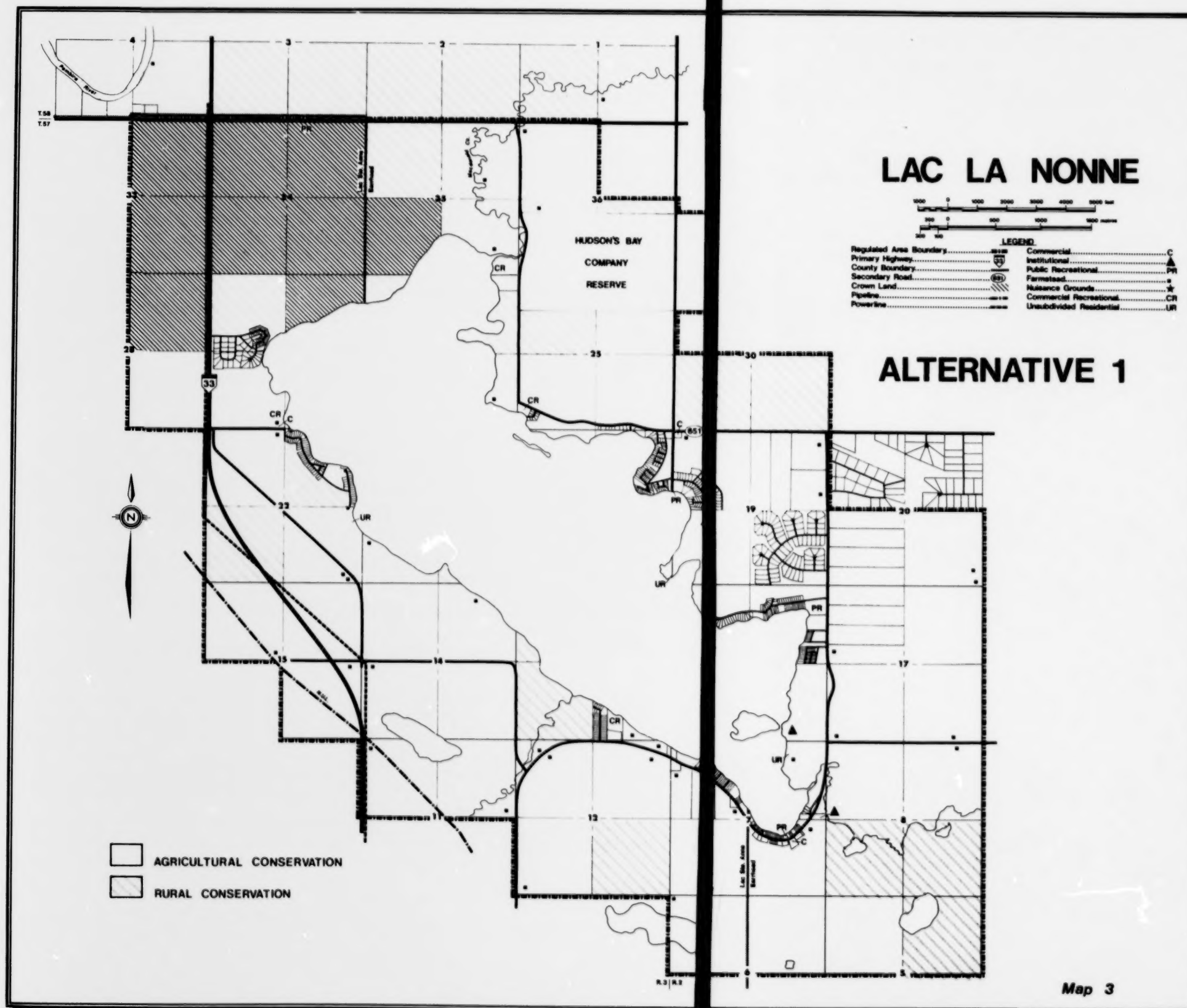
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B. ALTERNATIVE TWO (Map 4)

Philosophy - To allow a limited amount of future development at Lac La Nonne and at the same time minimize the impact upon the natural and social environments.

Description of Alternative

1. The existing private to public development ratio will be maintained by designating one quarter section for future commercial recreation and a second quarter section for residential recreation development. Both quarter sections will be allocated in the western portion of the lake to relieve the congestion and use pressure that is presently experienced on the eastern portion of the lake. Remaining quarter sections will be designated either agricultural conservation or rural conservation.
2. Existing resort cottage, country residential and small acreage subdivisions have been designated Residential Recreation in order to identify existing use. One additional quarter section has been designated Residential Recreation.
3. Crown lands have been designated as Rural Conservation to encourage the maintenance of the natural environment.
4. All agricultural lands have been designated Agricultural Conservation. One or more of the following criteria have been used to designate agricultural areas:
 - a) the parcel contains an active farmstead;
 - b) a portion of the parcel has a farmland assessment rating of 28% or greater;
 - c) a portion of the parcel has a CLI soil capability rating of Class 2 or 3;
 - d) a portion of the parcel is cleared and actively used for agricultural activity.
5. Lands that are not designated Agricultural Conservation have been designated Rural Conservation. This designation indicates that the land has low agricultural capability and should be maintained in its natural state. These areas of forest cover and land in its natural state, provide wildlife habitat and protect the lake by preventing excessive surface run-off.
6. Existing Commercial Recreation areas will be designated Commercial Recreation to recognize existing development. One additional quarter section has been designated Commercial Recreation.
7. Existing Institutional areas will be designated Institutional to recognize existing development.

Evaluation

- Advantages:
1. Minimizing future residential or recreational development ensures that minimal deterioration in the natural and social environments will occur.
 2. The analysis and interpretations of information relating to lake water quality, public perceptions of problems, existing subdivisions and development, long term plans and boating activity all indicate a none to low development capacity. This alternative supports these analyses by recommending a very limited amount of future development
 3. The maximum amount of farmland is conserved by this alternative and servicing costs are minimized.
- Disadvantages:
1. Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional populace. This goal is only partially fulfilled by the alternative. Future generations of users will only have a very limited opportunity to use Lac La Nonne if they are limited to the restricted number of new developments promoted in this alternative.
 2. The development potential which exists at the lake would not be completely realized by this management plan alternative.
 3. Minimal guidance for future land use change potential is provided by this alternative.
 4. Increased use of the lake may aggravate perceived overuse situations and may cause deterioration in lake water quality.

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C. ALTERNATIVE THREE (Map 5)

Philosophy - To permit moderate increases in residential development and at the same time, provide opportunities for additional commercial recreation development.

Description of Alternative

1. The existing private to public development ratio will be increased by promoting commercial recreation development on crown lands. In total, three quarter sections will be designated for future development, one in the crown land area and two on privately owned lands. All three quarter sections are located in the western portion of the lake area to relieve the congestion and use pressure that is presently experienced on the eastern portion of the lake. Remaining quarter sections will be designated either agricultural or rural conservation.
2. Existing resort cottage, country residential and small acreage subdivisions have been designated Residential Recreation in order to identify existing use. One additional quarter section has been designated for Residential Recreational development.
3. Crown lands have been designated as Rural Conservation to encourage the maintenance of the natural environment. One quarter section of crown land has been designated Commercial Recreation to encourage development by the Provincial Government.
4. All agricultural lands have been designated Agricultural Conservation. One or more of the following criteria have been used to designate agricultural areas:
 - a) the parcel contains an active farmstead;
 - b) a portion of the parcel has a farmland assessment rating of 28% or greater;
 - c) a portion of the parcel has a CLI soil capability rating of Class 2 or 3;
 - d) a portion of the parcel is cleared and actively used for agricultural activity.
5. Lands that are not designated Agricultural Conservation have been designated Rural Conservation. This designation indicates that the land has low agricultural capability and should be maintained in its natural state. These areas of forest cover and land in its natural state, provide wildlife habitat and protect the lake by preventing excessive surface run-off.
6. Existing Commercial Recreation areas will be designated Commercial Recreation to recognize existing development. One additional Commercial Recreation area has been designated.

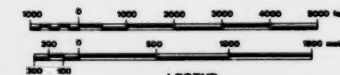
7. Existing Institutional areas will be designated Institutional to recognize existing development.

Evaluation

- Advantages:
1. Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional populace. Designating one quarter section for commercial recreation development within the area of crown land encourages the Provincial Government to assist in fulfilling this role. Future generations of users will be accommodated by Provincial Government initiative as well as the initiative of the private landowner.
 2. The analysis and interpretations of information relating to lake water quality, public perceptions of problems, existing subdivisions and development, long term plans and boating activity all indicate a none to low development capacity. This alternative supports these analyses by recommending a minimal amount of development at the lake.
 3. The maximum amount of farmland is conserved by this alternative.
 4. Servicing costs will be minimum.

- Disadvantages:
1. The minimal amount of development permitted may result in unacceptable environmental deterioration and an overcrowded lake use situation.

LAC LA NONNE



LEGEND	
Regulated Area Boundary.....	Commercial.....C
Primary Highway.....	Institutional.....▲
County Boundary.....	Public Recreational.....PR
Secondary Road.....	Farmstead.....s
Crown Land.....	Nuisance Grounds.....N
Pipeline.....	Commercial Recreational.....CR
Powerline.....	Unsubdivided Residential.....UR

ALTERNATIVE 3

- AGRICULTURAL CONSERVATION
- RURAL CONSERVATION
- RESIDENTIAL RECREATION POTENTIAL
- COMMERCIAL RECREATION POTENTIAL

D. ALTERNATIVE FOUR (Map 6)

Philosophy - To promote private residential development in the backshore areas and not recommend any further residential or recreational development along the shoreline.

Description of Alternative

1. Private residential development in the backshore areas will ideally have a minimal impact upon lake use. Residential developments located $\frac{1}{2}$ to $1\frac{1}{2}$ miles from the shoreline are not expected to generate large volumes of additional lake users. The backshore areas will absorb the area's development capacity. Four primarily backshore quarter sections plus one fronting on the lake have been recommended for future land use change. These five quarter sections are dispersed throughout the planning area.
2. Existing resort cottage, country residential and small acreage subdivisions have been designated Residential Recreation in order to identify existing use. Five quarter sections have been designated for Residential Recreational development.
3. Crown lands have been designated as Rural Conservation to encourage the maintenance of the natural environment.
4. All agricultural lands have been designated as Agricultural Conservation. One or more of the following criteria have been used to designate agricultural areas:
 - a) the parcel contains an active farmstead;
 - b) a portion of the parcel has a farmland assessment rating of 28% or greater;
 - c) a portion of the parcel has a CLI soil capability rating of Class 2 or 3;
 - d) a portion of the parcel is cleared and actively used for agricultural activity.
5. Lands that are not designated Agricultural Conservation have been designated Rural Conservation. This designation indicates that the land has low agricultural capability and should be maintained in its natural state. These areas of forest cover and land in its natural state, provide wildlife habitat and protect the lake by preventing excessive surface run-off.
6. Existing Commercial Recreation areas will be designated Commercial Recreation to recognize existing development.
7. Existing Institutional areas will be designated Institutional to recognize existing development.

Evaluation

Advantages: 1. This alternative outlines maximum development in areas that are removed from the shoreline setting. Ideally, this type of land allocation should have a minimal social and environmental impact since no additional shoreline development has been promoted.

Disadvantages: 1. Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional populace. By prohibiting future development on the shoreline, use of the lake is maintained at its present level which does not fulfill this role. Future generations of users cannot be accommodated if no further development is allowed in a shoreline setting.

2. The maximum amount of farmland and rural land are not conserved by this alternative.

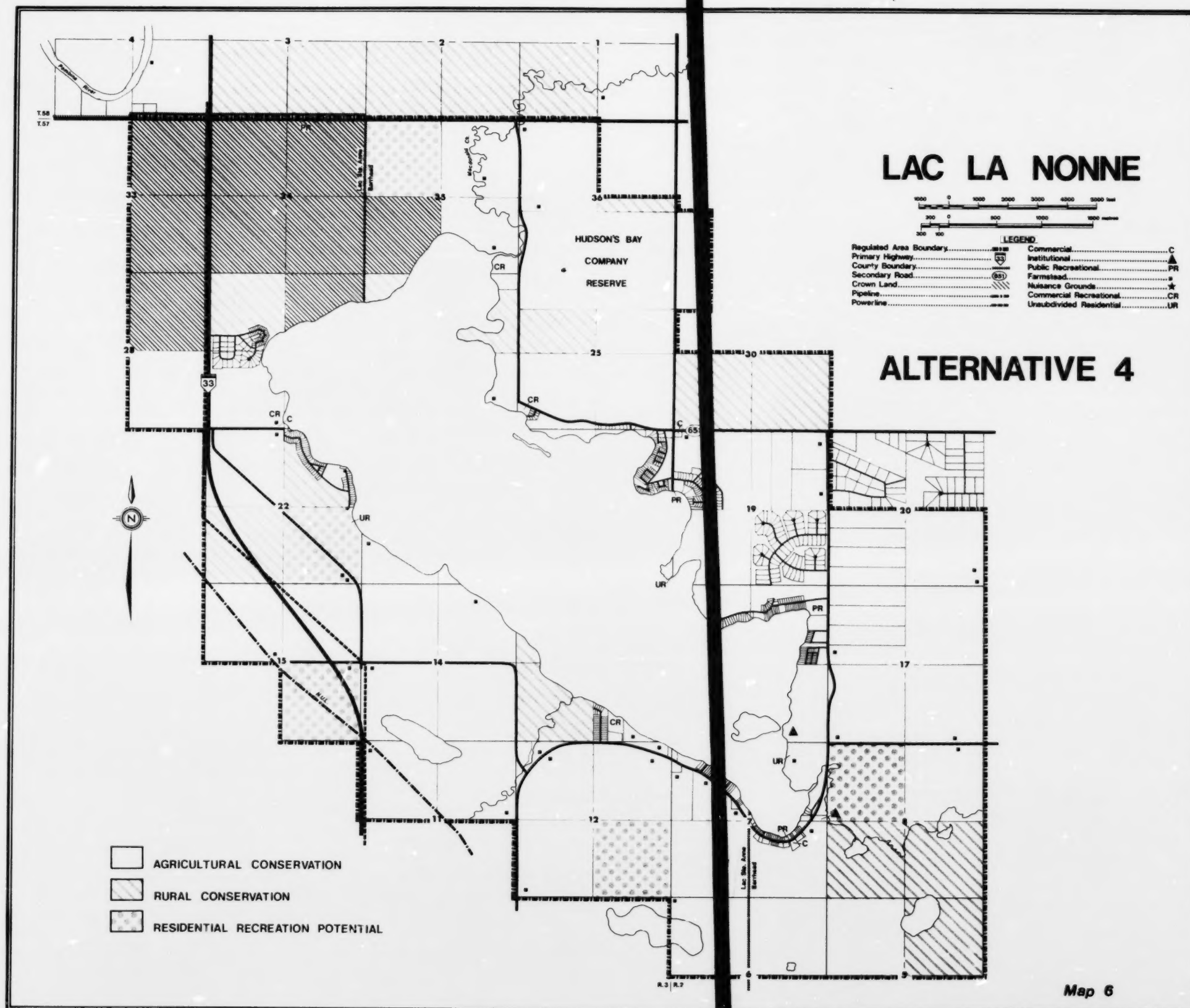
3. The assumption that backshore residents will not use the lake as frequently as shoreline landowners may be incorrect. This alternative, therefore, could result in worsening the perceived overcrowded lake use situation, especially on long weekends.

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E. ALTERNATIVE FIVE (Map 7)

Philosophy - To allow a maximum amount of private and public development at Lac La Nonne and maximize opportunities for the public at large.

Description of Alternative

1. The amount of access for the public at large is maximized by this alternative by recommending commercial recreation development on crown lands as well as in the private sector. Private residential development is also recommended. Private residential development has been allocated adjacent to existing subdivisions to minimize utility extensions and servicing costs. In total, six quarter sections have been shown with land use change potential. Two are within the crown land areas and the remaining four quarter sections are located outside the area of crown land.
2. Existing resort cottage, country residential and small acreage subdivisions have been designated Residential Recreation in order to identify existing use. Three additional quarter sections have been designated Residential Recreation.
3. Crown lands have been designated as Rural Conservation to encourage the maintenance of the natural environment. Two additional crown land quarter sections have been designated for Commercial Recreation.
4. All agricultural lands have been designated Agricultural Conservation. One or more of the following criteria have been used to designate agricultural areas:
 - a) the parcel contains an active farmstead;
 - b) a portion of the parcel has a farmland assessment rating of 28% or greater;
 - c) a portion of the parcel has a CLI soil capability rating of Class 2 or 3;
 - d) a portion of the parcel is cleared and actively used for agricultural activity.
5. Lands that are not designated Agricultural Conservation have been designated Rural Conservation. This designation indicates that the land has low agricultural capability and should be maintained in its natural state. These areas of forest cover and land in its natural state, provide wildlife habitat and protect the lake by preventing excessive surface run-off.
6. Existing Commercial Recreation areas will be designated Commercial Recreation to recognize existing development. One additional quarter section has been designated Commercial Recreation.
7. Existing Institutional areas will be designated Institutional to recognize existing development.

Evaluation

- Advantages:
1. Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional populace. This goal is fulfilled by the alternative. Future generations of users will have a good opportunity to use Lac La Nonne if the Provincial Government and the local landowners develop commercial recreation facilities.
 2. The full development potential of the lake is realized through this plan alternative.

- Disadvantages:
1. The maximum amount of farmland and rural land are not conserved by this alternative.
 2. Increased use of the lake may aggravate perceived overuse situations and may cause deterioration in lake water quality.

A P P E N D I X A

Evaluation and Assessment of Management Study
and Its Conclusions

The Lac La Nonne Plan Alternatives are based upon detailed analyses and interpretations of information contained in a report entitled: Lac La Nonne Management Study. This appendix is the last chapter of the management study. If more background information is required, please refer to the main text of the management study.

V EVALUATION AND ASSESSMENT OF MANAGEMENT STUDY AND ITS CONCLUSIONS

The information contained in the Lac La Nonne Management Study has been analyzed, interpreted and summarized. If viable and appropriate plan alternatives and an eventual final area structure plan for Lac La Nonne are to be prepared, then they must reflect the analysis and interpretations of the information contained in the study.

In an attempt to effectively evaluate and assess this information, three basic criteria will be used. These criteria are:

- a) management goals and objectives;
- b) development capacity, including limitations, constraints as well as opportunities; and,
- c) important issues, problems and other factors which influence the formulation of a plan, but are separate from a) and b).

A. Management Goals and Objectives

The planning process established for Lac La Nonne involved the preparation of an initial document entitled: Lac La Nonne, Background Information and Management Issues. This report was reviewed by the respective municipal councils and given authorization for public distribution. Following public distribution, two public meetings were held to obtain public input at the beginning of the planning process.

Public and Municipal Council review of the initial report has provided the basis for the preparation of more detailed plan alternatives for Lac La Nonne. One way in which to interpret this guidance is to establish basic goals and objectives. Goals and objectives were prepared by the planning team after the initial public meetings. They provide the basic framework for the preparation of the management study and the plan alternatives.

The following goals and objectives formulated for Lac La Nonne are based upon an initial assessment of the biophysical and socio-economic factors, Municipal Council review and guidance and general public input. It is anticipated that the majority of these goals and objectives will be officially endorsed by the Municipal Councils at the time of area structure plan adoption. It is important to remember that while goals and objectives are desirable, it may not be possible to fully achieve all of them in the final area structure plan. All goals and objectives will be addressed, but the degree to which they can be achieved is dependent upon the type of area structure plan that evolves from the planning process. Obviously, the needs and expectations of everyone with an interest in the lake cannot be completely satisfied. Therefore, the following goals and objectives attempt to address as many areas of concern as possible. The plan alternatives will bring forth the importance of placing emphasis on different goals and objectives.

1. Management Goals

- a) The role of Lac La Nonne has been identified as a lake serving the water-based recreational needs of the local and regional population. This role should be maintained and, if possible, improved by the preparation of a lake management plan.
- b) To maintain and, if possible, improve the quality of the natural environment.
- c) To maintain and, if possible, improve the quality of the social environment, especially in relation to the area's rural character and its recreational experience.
- d) To establish a development capacity for the lake and its shoreland and to ensure that future development in the planning area will not result in use levels beyond this development capacity.
- e) To develop a lake management plan that will provide guidance to the local municipalities responsible for its implementation.

In order to make these general goals more specific and definable, the following objectives were formulated. These objectives are:

2. Management Objectives

- a) To encourage the development of areas suitable for public recreation use and to maximize public access.
- b) To avoid future development in areas with severe soil or other environmental limitations, and to direct development to lakeshore areas with moderate or slight limitations for future recreational or residential development.
- c) To ensure that new development does not cause further deterioration in lake water quality.
- d) To minimize the cost of servicing existing and future development.
- e) To ensure that future development is carried out in harmony with the existing land use pattern, and cultural and historical resources.
- f) To conserve valuable farmland.

The above goals and objectives are aimed at maintaining, protecting and improving the quality of Lac La Nonne and its shoreland for the benefit of future generations. They are the underlying principles followed in developing plan alternatives.

B. Development Capacity

The plan alternatives and the eventual final area structure plan for Lac La Nonne must not only reflect and accommodate the established goals and objectives, but also the realities of the various development limitations and constraints within the planning area. One method of identifying the area's constraints and limitations is to determine its development capacity.

There are limits to the amount of growth certain areas can withstand. At Lac La Nonne, how many people and houses can be allowed before the natural environment is endangered and public health and the social environment is placed in jeopardy?

Development capacity refers to the extent an area can withstand change or disruption without causing unacceptable impairment to the natural or social environments. It involves an assessment of as many environmental and social factors as possible to determine the potential for future land use change.

The biophysical and socio-economic information contained in the management study provides direction toward the establishment of development capacity for the lake and shoreland. The conclusions of this information are contained in Section IV of the management study. The conclusions, presented in written, map and table format, provide a summarized assessment of all information sources in the management study. Each conclusion provides direction toward establishing an overall development capacity that is based upon one source of information. Obviously, these separate conclusions will not be consistent since they reflect different information sources.

In order to establish an acceptable development capacity from the various sources of information, three basic methods of interpretation will be used. These methods involve combining this information by producing a summarized biophysical map, developing a summarized table of biophysical and socio-economic conclusions, and interpreting the mapped biophysical information and the summarized table, to verbally express development capacity. These methods are described in more detail as follows.

1. Mapping

Using the overlay or sieve mapping technique, a composite map of land use potential has been produced (see Map 15). This map combines biophysical and land use information. Three maps from the management study have been combined, they are: Map 9 Residential Development Potential; Map 12 CLI Soil Capability for Agriculture and Farmland Assessment; and, Map 13 Existing Land Use. A complex pattern of irregular shaped areas is produced by combining these three maps. In order to present a map that is readily understandable, this combined information has been generalized to the quarter section level of detail.

Generalizing information to the quarter section level of resolution was undertaken by the following method.

a) Agricultural Areas

One or more of the following criteria have been used to designate agricultural areas:

- a portion of a quarter section (usually more than 50%) has a farmland assessment rating of 28% or greater;
- a portion of a quarter section (usually more than 50%) has a CLI soil capability rating of Class 3 or higher; and,
- a portion of a quarter section (usually more than 50%) is cleared and actively used for agricultural activity.

This information was obtained from Map 12 in the management study.

b) Natural Land Areas (low development potential)

Map 12 in the management study entitled: Residential Development Potential, outlines areas that have very severe restrictions on residential development. If more than 50% of a quarter section had very severe residential development limitations, and the remaining 50% did not have agricultural capability or high residential development capability, the quarter section was designated as a Natural Land Area.

c) Development Potential Areas

Map 12 in the management study also outlines areas that have moderate to slight limitations on future residential development. If a portion of a quarter section (usually more than 50%) had moderate to slight development limitations, the area was designated as having development potential.

d) Existing development shown on Map 15 is taken directly from the existing land use map in the management study - Map 13.

Map 15, outlining areas of land use potential, provides direction toward establishing a development capacity for Lac La Nonne and its shoreland. However, Map 15 is the initial step in the process of establishing development capacity. It does not account for the biophysical and socio-economic factors that cannot be expressed in map format. The discussion that follows describes the biophysical and socio-economic factors that must be incorporated into the planning process before the development capacity of Lac La Nonne and its shoreland can be determined.

2. Summary Table

There are many other factors influencing development capacity at Lac La Nonne in addition to the mapped biophysical information shown on Map 15. The conclusions of the management study provide separate assessments of development limitations that are related to the information that has been analyzed and interpreted. In order to evaluate and assess these individual assessments, they have been combined on one table (see Table 21).

LAC LA NONNE



LEGEND	
Regulated Area Boundary.....	Commercial.....C
Primary Highway.....	Institutional.....PR
County Boundary.....	Public Recreational.....PR
Secondary Road.....	Farmstead.....F
Crown Land.....	Nuisance Grounds.....N
Pipeline.....	Commercial Recreational.....CR
Powerline.....	Unsubdivided Residential.....UR

LAND USE POTENTIAL

-  AGRICULTURAL AREAS
-  NATURAL STATE AREAS (Low development potential)
-  DEVELOPMENT POTENTIAL AREAS

(Information has been generalized to the quarter section level)

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Map 15



Table 21 generalizes the specific conclusions of the management study. Every conclusion shown on the table provides a separate evaluation of the limitations on future development. For example, the first conclusion listed on Table 21 relates to lake water quality information. According to this information, the lake is very eutrophic and any further development must be carefully planned to minimize the addition of nutrients to the lake (see management study conclusions). Therefore, from the perspective of existing lake water quality, the limitations on future development are very high if it is assumed that any future agricultural, recreational or residential development will contribute to lake eutrophication. Each conclusion of the management study that directly affected development capacity was evaluated in this manner. The end result is Table 21 which outlines on a four point scale, the limitations on future development at Lac La Nonne. In order to fully understand Table 21, cross reference should be made to the conclusions in Section IV of the management study.

TABLE 21 SUMMARY OF LAC LA NONNE DEVELOPMENT LIMITATIONS

MANAGEMENT STUDY CONCLUSIONS	LIMITATIONS ON FUTURE DEVELOPMENT			
<u>Biophysical Conclusions</u>	NO	LOW	MEDIUM	HIGH
1. Lake Water Quality			_____	
2. Groundwater		_____		
3. Vegetation and Wildlife		_____		
<u>Socio-Economic Conclusions</u>				
1. Public Perceptions				
a) Activities		_____		
b) Problems			_____	
2. Land Use Analysis				
a) Existing Subdivisions and Development			_____	
b) Crown Lands		_____		
c) Transportation, Utilities, Other Services, and Municipal Finances	_____			
3. Recreation Demand and Future Development				
a) Boating Activity			_____	

3. Interpretation of Limiting Factors and Development Capacity

The foregoing discussions of development capacity indicate the potential for growth and change at Lac La Nonne. Because development capacity varies according to the type of information being analyzed and interpreted, it is difficult to establish a single capacity for the lake and shoreland. At best, development capacity should be expressed as a range of growth and change potential.

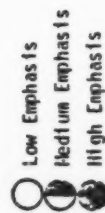
In order to express development capacity as a range, Map 15 and Table 21 have to be compared and additional factors, that affect development capacity but are not easily expressed in table and map format, considered. Map 15 depicts the areas of highest change potential - a total of 25 partial and whole quarter sections. Table 21, on the other hand, provides a less specific assessment of development limitations in the form of a four point rating - ranging from none to high.

The establishment of a range of development capacity involves a subjective evaluation of the available information. One method of expressing this range is to formulate alternative final plans. At Lac La Nonne five plan alternatives have been formulated. Map 15, which outlines the areas with the best development potential, will be used as a base map in establishing development capacity and presenting the plan alternatives. None of the plan alternatives, however, show all of the 25 development potential quarter sections as having land use change potential. Elimination of some, or in one case all, of the development potential quarter sections was undertaken to reflect additional factors, such as the limitations expressed in Table 21. In this table, water quality, existing subdivisions, and boating activity all reveal moderate to high limitations on future land use change. As a result, one plan alternative recommends that no future development be permitted - an indication of limitations on development. Another alternative recommends that only one or two quarter sections be considered for future land use change - an expression of low development potential. However, the plan alternatives and the eventual final plan must reflect those additional sources of information that are not summarized in Table 21 or Map 15 but are listed in the last section of the Management Study (see Section C that follows). The development capacity of Lac La Nonne, therefore, has been expressed as a range of capacity which is presented in the format of five plan alternatives.

The establishment of a range of development capacity and the formulation of plan alternatives that express this range of development capacity ultimately lead to future change being described in absolute terms such as the number of acres that have development potential or the number of lots that should be subdivided. In many respects, this assigning of numbers is misleading. It is an over-simplification of the detailed analysis and interpretations that were undertaken to determine development capacity. However, expressing the area's development capacity or growth potential in terms of the number of development potential acres or the number of lots that should be subdivided in the future can be useful. It provides a clear and concise guideline when future applications are evaluated for their impact upon the increased use of the lake and shoreland. As a result, a numerical expression of Lac La Nonne's development capacity has been developed in Table 22. This table attempts to summarize Lac La Nonne's range of development capacity by presenting alternative final plans. Detailed explanations of the contents of the plan alternatives are described in the plan alternatives document.

PLAN ALTERNATIVES	GOALS AND OBJECTIVES EMPHASIZED BY THE PLAN ALTERNATIVES										DEVELOPMENT CAPACITY OF THE PLAN ALTERNATIVES				NUMERICAL EXPRESSION OF THE PLAN ALTERNATIVES *		
	Role of Lake	Natural Quality of Environment	Maintain Quality of Social Environment	Identify Development Capacity	Municipal Guidance	More Public Recreation Areas	Identify Limitations and Opportunities	Maintain Water Quality	Minimize Servicing Costs	Minimize Impact on Existing Land Use	No	Low	Medium	High	Approximate number of acres that may be considered for future development	Approximate growth potential expressed in commercial recreation sites	Approximate growth potential expressed in subdivided lots
ALTERNATIVE 1	○	●	●	●	○	○	○	○	○	○	◆				0	0	0
ALTERNATIVE 2	○	●	●	●	○	○	○	○	○	○	◆	◆			100	144	36
ALTERNATIVE 3	○	●	●	●	○	○	○	○	○	○	◆	◆			330	290	36
ALTERNATIVE 4	○	○	○	○	○	○	○	○	○	○			◆		800	0	180
ALTERNATIVE 5	○	○	○	○	○	○	○	○	○	○			◆		930	400	108

TABLE 22: LAC LA NONNE'S DEVELOPMENT CAPACITY
AS EXPRESSED BY THE PLAN ALTERNATIVES



* As discussed in Section V of the Management Study, this numerical expression is perhaps an over simplification of the detailed analysis and interpretations of the information used to formulate the plan alternatives. Please refer to the discussion portions of each plan alternative to obtain more insight regarding their formulation and subsequent numerical expression of growth potential.

C. Important Issues and Other Factors that Influence the Formulation of a Plan

As outlined in the foregoing discussions, there are many additional factors that influence the formulation of a final plan but cannot be easily evaluated through summary maps or tables.

These additional factors are:

- a) the historical use and development of land;
- b) the long term (5-10 year) plans of present landowners;
- c) the management proposals that may form part of a final plan and the response of present landowners and lake users to these management proposals;
- d) the trends in recreation and the demands these trends may have on future development; and
- e) the projected growth in population to approximately 1.1 million in the E.R.P.C. planning region by the year 2001.

These factors are discussed in the main text of the management study, Section III, and in the conclusions contained in Section IV. Cross reference to these sections of the management study should be made to obtain a complete understanding of their significance. These additional factors have also assisted in establishing development capacity and presenting the plan alternatives for Lac La Nonne.

Finally, the ultimate success of a lake management plan for Lac La Nonne depends, to a large extent, upon the local municipalities. They are responsible for the adoption and implementation of a final plan. The municipal councils may agree to change goals and objectives which may affect the underlying philosophy, or they may interpret the background information in a manner that results in an alteration to the plan's original intent. Whatever changes occur, the local municipal councils have the authority and mandate to accept or reject a lake management plan. The ultimate success of a final plan is dependent upon their decisions.

In summary, there are many factors that have to be considered when a lake management plan is being prepared. A successful plan attempts to incorporate and assess as many sources of information as possible.

DATE DUE

<i>Dec 11/83</i>			

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